

1 BILL NO. R-79-10-11

2 3 RESOLUTION NO. R-

75-79

4 A RESOLUTION finding, determining and ratifying an
5 inducement resolution of the Fort Wayne Economic
6 Development Commission authorizing the issuance and
7 sale of \$500,000 Economic Revenue Bonds of the City
8 of Fort Wayne, Indiana, for the purpose of inducing
9 the Applicant to proceed with the acquisition, con-
10 struction and equipping of the Project.

11 WHEREAS, the City of Fort Wayne, Indiana (the "Issuer") is
12 authorized by I.C. 18-6-4.5 (the "Act") to issue revenue bonds
13 for the financing of economic development facilities, the funds
14 from said financing to be used for the acquisition, construction
15 and equipping of said facilities either directly or by loan to a
16 company and said facilities to be either directly owned by a
17 company or leased to a company or sold to a company; and

18 WHEREAS, Hagerman Construction Corporation (the "Applicant")
19 has advised the Fort Wayne Economic Development Commission and the
20 Issuer that it proposes that the Issuer acquire, construct and
21 equip an economic development facility and sell or lease the
22 same to the Applicant or that the Issuer loan the proceeds of such
23 a financing to the Applicant for such purposes said economic
24 development facility to be used for office space containing
25 16,146 sq. ft. of space located at 502, 516, and 522 W. Washington
26 Boulevard, Fort Wayne, Allen County, Indiana, consisting of four
27 lots containing 31,500 sq. ft. (the "Project"); and

28 WHEREAS, Hagerman Construction Corporation will guarantee
29 all bond payments; and

30 WHEREAS, the diversification of industry and increase in
31 7 job opportunities with an estimated annual payroll of \$120,000
32 to be achieved by the acquisition, construction and equipping of
the Project will be of public benefit to the health, safety and
general welfare of the Issuer and its citizens; and

1 WHEREAS, having received the advice of the Fort Wayne
2 Economic Development Commission, it would appear that the finan-
3 cing of the Project would be of public benefit to the health,
4 safety and general welfare of the Issuer and its citizens; and

5 WHEREAS, the acquisition and construction of the facility
6 will not have an adverse competitive effect on any similar
7 facility already constructed or operating in or about Fort Wayne,
8 Indiana;

9 NOW, THEREFORE, BE IT RESOLVED by the Common Council of
10 Fort Wayne:

11 1. The Common Council finds, determines, ratifies and
12 confirms that the promotion of diversification of
13 economic development and job opportunities in and near
14 Fort Wayne, Indiana and in Allen County, is desirable
15 to preserve the health, safety and general welfare of
16 the citizens of the Issuer; and that it is in the public
17 interest that Fort Wayne Economic Development Commission
18 and said Issuer take such action as it lawfully may to
19 encourage diversification of industry and promotion of
20 job opportunities in and near said Issuer.

21 2. The Common Council further finds, determines, rat-
22 ifies and confirms that the issuance and sale of revenue
23 bonds in an amount not to exceed \$500,000 of the Issuer
24 under the Act for the acquisition, construction and
25 equipping of the Project and the sale or leasing of the
26 Project to the Applicant or the loaning of the proceeds
27 of such a financing to the Applicant for such purposes
28 will serve the public purposes referred to above, in
29 accordance with the Act.

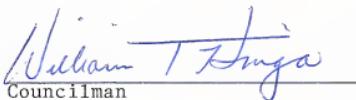
30 3. In order to induce the Applicant to proceed with
31 the acquisition, construction and equipping of the
32 Project, the Common Council hereby finds, determines,

1 ratifies and confirms that (i) it will take or cause to
2 be taken such actions pursuant to the Act as may be re-
3 quired to implement the aforesaid financing, or as it may
4 deem appropriate in pursuance thereof, provided that all
5 of the foregoing shall be mutually acceptable to the
6 Issuer and the Applicant; (ii) it will adopt such ord-
7 inances and resolutions and authorize the execution and
8 delivery of such instruments and the taking of such action
9 as may be necessary and advisable for the authorization,
10 issuance and sale of said economic development bonds.

11 4. All costs of the Project incurred after the passage
12 of this inducement resolution, including reimbursement
13 or repayment to the Applicant of moneys expended by the
14 Applicant for planning, engineering, interest paid during
15 construction, underwriting expenses, attorney and bond
16 counsel fees, acquisition, construction and equipping of
17 the Project will be permitted to be included as part of
18 the bond issue to finance said Project, and the Issuer
19 will thereafter either sell or lease the same to the
20 Applicant or loan the proceeds of such financing to the
21 Applicant for the same purposes.

22 Adopted this ____ day of _____, 1979.

23 CITY OF FORT WAYNE
24

25 
26 Councilman
27

28 Approved as to
29 form and legality

30 
31

Read the first time in full and on motion by _____, seconded by _____

_____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATE: _____

CITY CLERK

Read the third time in full and on motion by _____, seconded by _____, and duly adopted, placed on its passage.

PASSED (LOSED) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>HINGA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HUNTER</u>	<u>✓</u>	_____	_____	_____	_____
<u>MOSES</u>	<u>✓</u>	_____	_____	_____	_____
<u>NUCKOLS</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11-27-79

CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE

(RESOLUTION) No. Q-75-79 on the 27th day of November, 19_____.
ATTEST: (SEAL)

Charles W. Westerman/jr
CITY CLERK

Winfield C. May Jr.
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of November, 19_____, at the hour of 11:30 o'clock A.M., E.S.T.

Charles W. Westerman/jr
CITY CLERK

Approved and signed by me this 30th day of November, 1979, at the hour of 3 o'clock P.M., E.S.T.

MAYOR

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATE: _____

CITY CLERK

Read the third time in full and on motion by D. Schmidt, seconded by Hinga, and duly adopted, placed on its passage.

PASSED (LOST) by the following vote: By a slender vote.

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	_____	_____	_____	_____	_____
<u>BURNS</u>	✓	_____	_____	_____	_____
<u>HINGA</u>	✓	_____	_____	_____	_____
<u>HUNTER</u>	✓	_____	_____	_____	_____
<u>MOSES</u>	✓	_____	_____	_____	_____
<u>NUCKOLS</u>	✓	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	✓	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	✓	_____	_____	_____	_____
<u>STIER</u>	✓	_____	_____	_____	_____
<u>TALARICO</u>	✓	_____	_____	_____	_____

DATE: 11-27-79

Charles D. Deacon Jr.
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. _____ on the _____ day of _____, 19_____.
ATTEST: (SEAL)

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 19_____, at the hour of _____ o'clock _____ M., E.S.T.

CITY CLERK

Approved and signed by me this _____ day of _____, 19_____, at the hour of _____ o'clock _____ M., E.S.T.

MAYOR

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATE: _____

CITY CLERK

Read the third time in full and on motion by Henry, seconded by Talarico, and duly adopted, placed on its passage.
PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>1</u>	<u>2</u>	_____	<u>3</u>	_____
<u>BURNS</u>	<u>X</u>	_____	_____	_____	_____
<u>HINGA</u>	<u>X</u>	_____	_____	_____	_____
<u>HUNTER</u>	_____	_____	_____	<u>X</u>	_____
<u>MOSES</u>	_____	_____	_____	<u>X</u>	_____
<u>NUCKOLS</u>	<u>X</u>	<u>X</u>	_____	_____	_____
<u>SCHMIDT, D.</u>	<u>X</u>	_____	_____	<u>X</u>	_____
<u>SCHMIDT, V.</u>	_____	_____	_____	<u>X</u>	_____
<u>STIER</u>	_____	<u>X</u>	_____	_____	_____
<u>TALARICO</u>	_____	_____	_____	_____	_____

DATE: 11-13-79

Charles W. Wetterman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE
(RESOLUTION) No. _____ on the _____ day of _____, 19_____.
ATTEST: (SEAL)

Charles W. Wetterman
CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____
day of _____, 19_____, at the hour of _____ o'clock _____ M., E.S.T.

Charles W. Wetterman
CITY CLERK

Approved and signed by me this _____ day of _____, 19_____,
at the hour of _____ o'clock _____ M., E.S.T.

MAYOR

Q Donald J

11/13/79

Schmidt request
reconsideration
of R79-11-11
at our next
meeting

Q Schmidt

REPORT OF FORT WAYNE ECONOMIC
DEVELOPMENT COMMISSION REGARDING
FACILITIES TO BE CONSTRUCTED FOR
HAGERMAN CONSTRUCTION CORPORATION

Having been furnished certain data by the Hagerman Construction Company, and having had discussions with representatives of said Company, the Fort Wayne Development Commission now submits the following report pursuant to Section 16, Public Law No. 182, Indiana Acts of 1973:

Description of Proposed Facilities

The proposed facilities will be a new office building containing 16,146 sq. ft. of space located at 502, 516, and 522 W. Washington Boulevard, Fort Wayne, Allen County, Indiana, consisting of four lots containing 31,500 sq. ft.

Estimate of Public Services Required

All public services which are required now exist in the vicinity of the property. Water and sanitary sewage facilities are located in that area. Water and sanitary sewage service will be available upon paying the required connection charges.

Total Project Cost

The project costs are estimated to be \$500,000.

Number of Jobs and Estimated Payroll

It is anticipated that there will be about seven new office workers and estimators jobs created by this project, with an annual increase in payroll of approximately \$120,000.

Effect on Pollution

There will be no adverse environmental impact anticipated by reason of the operation of the proposed project, with particular reference to air, noise or water pollution.

Additional School Facilities Required

The proposed facilities are within the area served by the Fort Wayne Community Schools.

Wayne P. Simerman


John L. Nowlan

Quentin D. Ponder


Louis R. Dimwiddie


Jack Gren

This report adopted and approved October 11, 1979.

RESOLUTION OF FORT WAYNE
ECONOMIC DEVELOPMENT COMMISSION

16,000 Sq. Ft.

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by I.C. 18-6-4.5 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to another person or directly owned by another person; and

WHEREAS, Hagerman Construction Corporation (the "Applicant") has advised the Fort Wayne Economic Development Commission and the Issuer that it proposes that the Issuer either acquire, construct and equip economic development facilities and sell or lease the same to the Applicant or loan proceeds of an economic development financing to the Applicant for the same, said economic development facilities to be located at 502, 516, and 522 W. Washington Boulevard, Fort Wayne, Allen County, Indiana. The approximate size of the tract or parcel on which the project is to be situated is four lots containing 31,500 sq. ft.

WHEREAS, the diversification of industry and increase in job opportunities (7 new jobs) to be achieved, resulting in a payroll increase of approximately \$120,000 annually, will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, the acquisition and construction of the facilities will not have an adverse competitive effect on any similar facility already constructed or operating in Fort Wayne, Indiana.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Economic Development Commission:

1. It finds and determines that the promotion of diversification of economic development and job opportunities in and near

Fort Wayne, Indiana, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer, and that it is in the public interest that this Commission and the Issuer take such action as it lawfully may to encourage diversification of economic development and promotion of job opportunities in and near said Issuer.

2. It further finds and determines that the issuance and sale of revenue bonds in an amount not to exceed \$500,000 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant will serve the public purposes referred to above, in accordance with the Act.

3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, this Commission hereby determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development bonds.

4. All costs of the Project incurred after the inducement resolution of the Issuer, including reimbursement or repayment to the Applicant of moneys expended by the Applicant for planning, engineering, interest paid during construction, underwriting expenses, attorney and bond counsel fees, acquisition, construction and equipping of the Project will be permitted to be included as part of the bond issue to finance said Project, and the Issuer will thereafter sell or lease the same to the Applicant or loan the proceeds of the revenue bonds to the Applicant for the Project.

Adopted this 11th day of October, 1979.

FORT WAYNE ECONOMIC
DEVELOPMENT COMMISSION

Wayne P. Simerman

John L. Nowlan

Quentin D. Ponder

Jack Gren

Louis R. Dinwiddie

Memorandum

To Mayor Robert E. Armstrong Date 11-14-79
From Charles W. Westerman - City Clerk
Subject Appearance before Common Council 11-20-79

COPIES TO:

BILL NO. R-79-11-12

A RESOLUTION finding, determining and ratifying an inducement resolution of the Fort Wayne Economic Development Commission authorizing the issuance and sale of \$500,000 Economic Revenue Bonds of the City of Fort Wayne, Indiana, for the purpose of inducing the Applicant to proceed with the acquisition, construction and equipping of the Project (Aboite Adams Partnership)

Pursuant to the request of the Standing Committee Chairman of Finance of the Common Council, the presence of William Salin, City Attorney and the Chairman of the Economic Development Commission is respectfully requested on November 20, 1979, 7:30 P.M., Common Council Conference Room 128.

More information is requested regarding the above ordinance.

Your cooperation will be greatly appreciated.

Charles A. Appleman



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

October 11, 1979

Mrs. Vivian Schmidt
City Councilwoman
City-County Building
Fort Wayne, Indiana 46802

Re: Hagerman Construction Corporation
Economic Development Commission Revenue Bonds

Dear Mrs. Schmidt:

On October 11, 1979, the Economic Development Commission passed an inducement resolution for Hagerman Construction Company, authorizing a \$500,000 bond issue.

I am enclosing for the Common Council's consideration, a proposed inducement resolution, a copy of the inducement resolution passed by the EDC and a copy of the Report approved by the EDC.

If the Common Council has any questions concerning this issue, please feel free to contact me at 743-0171.

Respectfully submitted,

Wayne P. Simerman Jr.

Wayne P. Simerman

Enclosures